

180.0

0007

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

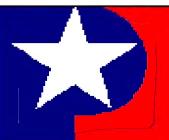
913,600 / 913,600

USE VALUE:

913,600 / 913,600

ASSESSED:

913,600 / 913,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
19		GOLDEN AVE, ARLINGTON

OWNERSHIP

Owner 1:	GREENE LANCE H &	Unit #:	
Owner 2:	WIERICH BRITTA M		
Owner 3:			

Street 1: 19 GOLDEN AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	MURPHY DAVID -
Owner 2:	-

Street 1: 19 GOLDEN AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains 6,545 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 2062 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6545		Sq. Ft.	Site		0	70.	0.94	7									431,444						431,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										122398
Entered Lot Size										GIS Ref
Total Land:										GIS Ref
Land Unit Type:										Insp Date
06/14/18										

USER DEFINED

Prior Id # 1:	122398
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:02:27
PRINT	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 180.0-0007-0010.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	482,200	0	6,545.	431,400	913,600	913,600	Year End Roll	12/18/2019
2019	101	FV	356,100	0	6,545.	431,400	787,500	787,500	Year End Roll	1/3/2019
2018	101	FV	356,100	500	6,545.	363,600	720,200	720,200	Year End Roll	12/20/2017
2017	101	FV	187,600	500	6,545.	332,800	520,900	520,900	Year End Roll	1/3/2017
2016	101	FV	187,600	500	6,545.	283,500	471,600	471,600	Year End	1/4/2016
2015	101	FV	176,200	500	6,545.	246,500	423,200	423,200	Year End Roll	12/11/2014
2014	101	FV	176,200	500	6,545.	228,000	404,700	404,700	Year End Roll	12/16/2013
2013	101	FV	176,200	500	6,545.	217,000	393,700	393,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY DAVID,	1494-52		7/29/2016	Change>Sale	340,000	No	No		
	1080-149		5/1/1991			1	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2016	1443	New Buil	175,000	O				
11/9/2016	1373	Foundati	6,000	C				
10/24/2016	1294	Demoliti	6,000	O				Demo house
8/23/2016	2066	Demo gar	5,000	C				
8/1/2016	1057	Inter-De		C				

Date	Result	By	Name
5/9/2017	Measured	DGM	D Mann
5/9/2017	Permit Visit	DGM	D Mann
11/6/2008	Meas/Inspect	345	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6 - Colonial	2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:						
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:																				
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID															
Grade: C+ - Average (+)	Year Blt: 2017	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower						
Jurisdct: G18	Fact: .	Const Mod:	Lump Sum Adj:	Fpl: 1	Rating: Average	WSFlue:	Rating:	Totals	RMS: 6	BRs: 3	Baths: 2	HB: 1											
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	1.2 %	Functional:	%	Additions:	No Unit	RMS	BRs	FL	Exterior:	Interior:	Kitchen:	Baths:	Plumbing:						
Prim Floors: 3 - Hardwood	Sec Floors:	Total:	1.2 %	Economic:	%	Special:	%	Electric:	1	6	3												
Bsmnt Flr: 12 - Concrete	Subfloor:			Override:	%			Heating:	Totals														
								General:	1	6	3												
CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL							
Basic \$ / SQ: 125.00	Size Adj.: 1.15921426	Const Adj.: 0.99989998	Adj \$ / SQ: 144.887	Other Features: 95724	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LUC Factor: 1.00	Adj Total: 488022	Depreciation: 5856	Depreciated Total: 482165	WtAv\$/SQ:	AvRate:	Ind.Val							BMT	Basement	1,096	43.470	47,639						
% Heated: 100	% AC: 100			Juris. Factor: 1.00	Before Depr:	159.38							FFL	First Floor	1,096	144.890	158,796						
Solar HW: NO	Central Vac: NO			Special Features: 0	Val/Su Net:	148.19							SFL	Second Floor	966	144.890	139,961						
% Com Wall	% Sprinkled:			Final Total: 482200	Val/Su SzAd	233.85							WDK	Deck	96	16.000	1,536						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 180.0-0007-0010.0				IMAGE				AssessPro Patriot Properties, Inc						
SPEC FEATURES/YARD ITEMS																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:																	Total:					